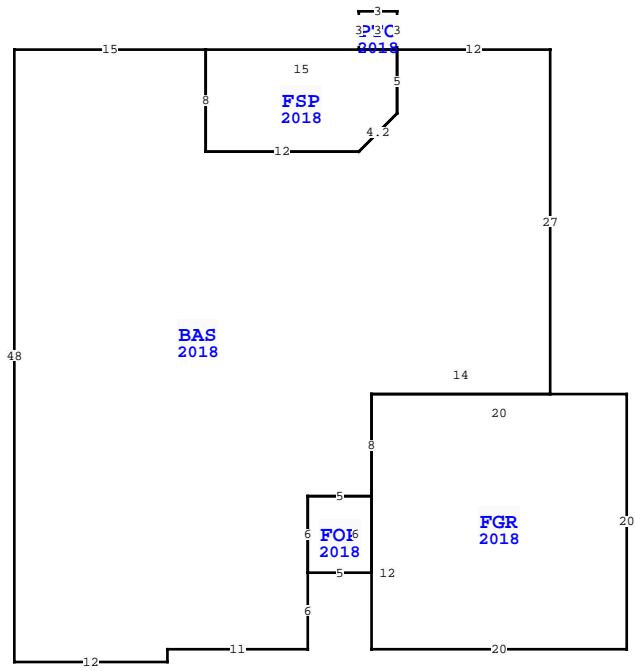




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	2018	1,531	172,512
FGR	400	50	2018	200	22,536
FOP	30	30	2018	9	1,014
FSP	116	55	2018	64	7,211
PTO	9	5	2018	0	0
TOTALS	2,086			1,804	203,273

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,804	113.5000	118.61	213,972	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2024 Heated Area: 1531 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			203,273
TOTAL MARKET OB/XF VALUE			4,901
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			258,174
SOH/AGL Deduction			0
ASSESSED VALUE			258,174
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			208,174
TOTAL JUST VALUE			258,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,942

ADD HX FOR 2019-COURSON  
 5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2  
 NEW SUB CREATED FROM PRNT PRCL 000-09960-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000027	SFD-CO	0	05/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0460	5/02/2023	LD U	I	I	30	100
GRANTOR: ZOAS TIERNEY MARY ANN						
GRANTEE: TIERNEY PATRICK & T						
1280/0151	8/23/2022	WD Q	I	I	01	301,600
GRANTOR: COURSON DEANA						
GRANTEE: ZOAS TIERNEY MARY A						

BLD DATE		03/19/2019	FRSR	LGL DATE	06/07/2021	TB
XF DATE		03/19/2019	RTSR <td colspan="2">LAND DATE</td> <td></td>	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2018] W12 PTO=[YR=2018] N3 W3 S3 E3\$ FSP=[YR=2018] W15 S8 E12 R3 U3 N5\$ S5 D3 L3 W12 N8 W15 S48 E12 N1 E11 N6 POP=[YR=2018] E5 N6 W5 S6\$ N6 E5 FGR=[YR=2018] S12 E20 N20 W20 S8\$ N8 E14 N27\$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0210	CONCRETE D	0	100	0	0		951.00	SF	6.00	100	2018	2018	3	80	4,565
2	0211	CONCRETE W	0	100	14	5		70.00	SF	6.00	100	2018	2018	3	80	336

LAND DESCRIPTION		TOTAL OB/XF															4,901							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							